



Portsmouth Road, Guildford





Unique opportunity to convert this **beautiful building** into a luxurious and spacious, four bedroom residential home. Planning permission approved.

Current accommodation

Ground Floor: Five reception areas | Bathroom | Cloakroom

First Floor: Six reception areas | Kitchen | Bathroom | Cloakroom

Gardens and Grounds: Formal front gardens to entrance | Driveway through passage to rear with significant parking area

Proposed accommodation

Ground Floor: Reception hall | Living room | Kitchen/dining room/family room | Study | Utility room
Shower/cloakroom

First Floor: Principal bedroom with en suite and dressing room | Three further bedrooms (one with en suite)
Main family bathroom | Additional study/dressing room/snug

Gardens and Grounds: Central entrance from the road to provide a new access to the front of the property with parking and garden. Newly landscaped rear garden and terracing.

Granted planning permission (ref: 21/P/02271) can be viewed on the Guildford Borough Council website and is subject to various conditions. Expires 1/11/2025



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Morten Boardman
01483 617930
morten.boardman@knightfrank.com



The property

Typically Georgian in its proportions this beautiful building, one of the original in the area, is full of character and potential. In its elevated position with views across the valley to the castle, it offers the rare combination of a large, stylish family residence and generous garden, situated only five minutes walk from the River Wey towpath, Guildford town centre and the main railway station.

Currently the spacious property is laid over two main floors with interesting use of levels throughout, including steps down into a garden room. Although it has been used as office space for several years, it has a uniquely homely feel and is habitable immediately. Planning permission, which was approved in November 2022, allows for full conversion into a stunning, family home for stylish, modern living, largely using the existing structure, plus replacement of the current garden room with a single storey open-plan kitchen/dining area orangery. Alteration to the current driveway access will provide a new front garden and off-road residential parking. The ample, private garden space, encircled with beautiful original walls, boasts some established trees and the potential for several patio areas.

The planning permission is available to view on Guildford Borough Council's website under the reference: Ref: 21/P/02271 is subject to a number of conditions.



The location

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower which look across the valley towards the property. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

Distances

Guildford High Street is just 500 meters from the property. By foot it is a pleasant walk via the canal bridge.

Central London 30.3 miles, A3 1.3 miles,
M25 (Junction 10) 9.8 miles

Train Station: Guildford's main line station 650 metres (Waterloo in 34 minutes)

Airports: Heathrow 22.2 miles, Gatwick 24.9 miles

(All distances and times are approximate)

Schools

The area is well-known for having excellent schooling - both state and private.

St Nicolas Infants - opposite the property	Royal Grammar School (Boys)
St Peters Catholic School (Mixed)	Guildford High School (Girls)
Guildford County School (Mixed)	Charterhouse School (Mixed)
St Catherine's School (Girls)	Cranleigh School (Mixed)
	Tormead School (Girls)

Amenities

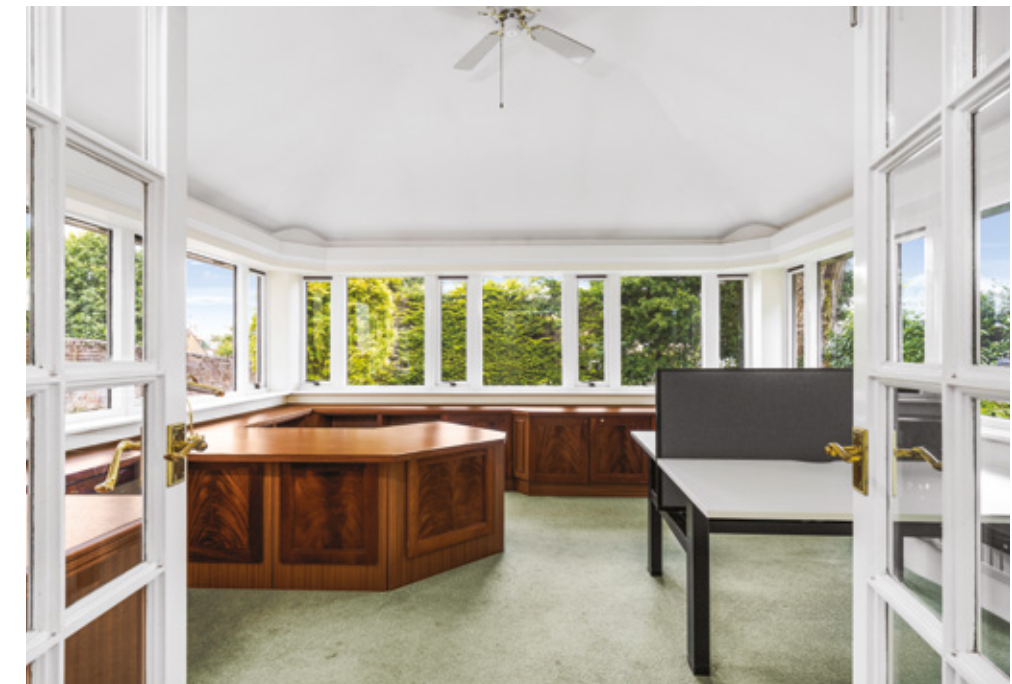
Arts: G Live, Yvonne Arnaud Theatre, Electric Theatre,

Sport: Spectrum Leisure Centre, Surrey Sports Park

Golf: West Surrey, Guildford, Bramley, Hurtmore

Tennis: Pit Farm, Merrow, Birtley

Rowing: Guildford Rowing Club



Current accomodation (as offices)

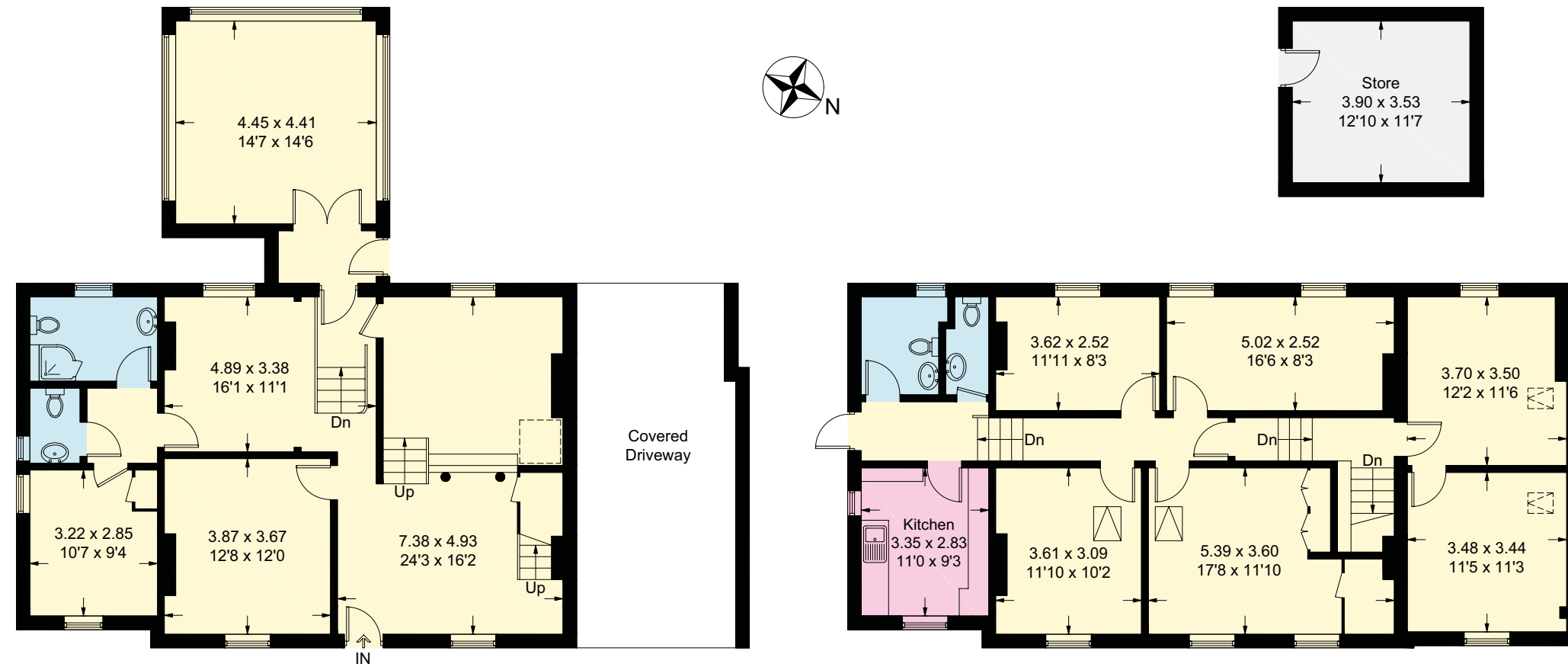
Approximate Gross Internal Floor Area

220.6 sq m / 2374 sq ft

Store = 14.0 sq m / 151 sq ft

Total = 234.6 sq m / 2525 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor

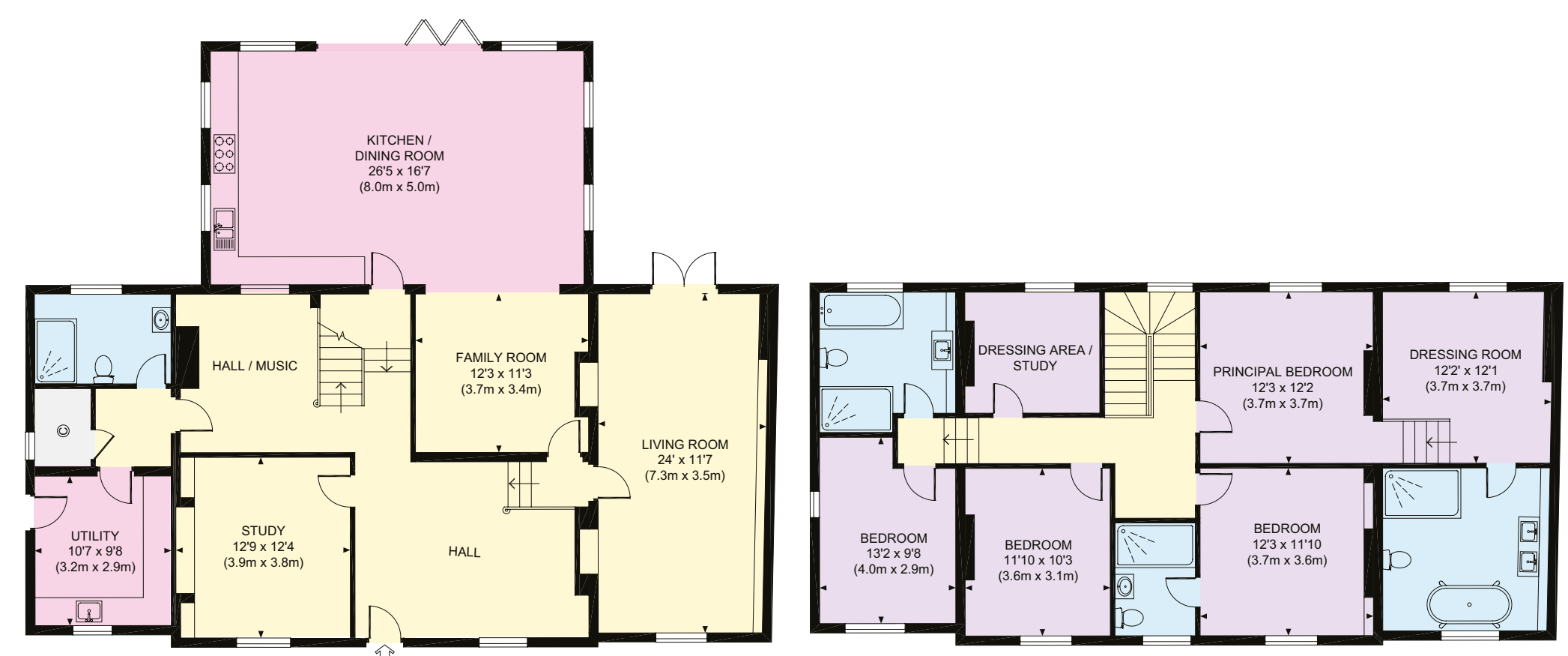
First Floor

Proposed Accommodation

Approximate Gross Internal Floor Area

2920 sq ft / 271.3 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor

First Floor



Services

We are advised by our clients that the property has mains water, electricity and drainage.
Gas central heating.

Viewing

Strictly by appointment with the sole selling agent.

Directions (GU2 4BX)

Leave Guildford on the A3100 Portsmouth Road towards Godalming, the property can be found a short way along on the left-hand side (No. 79).

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: C

Listing: Grade II Listed

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2024. Photographs dated January 2023 and August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



